

ANA BOARD OF DIRECTORS
MEETING MARCH 8, 2023
MINUTES

Present: Bob Baumgartner (President), Ted Miller (Treasurer, on Zoom), Tom Timbie (Vice President), Rick Beyer (Member), Lotta Löfgren (Secretary), Ryan Miller (RPI Representative)

Absent: Jon Gardner (Vice President)

Bob called the meeting to order at 4:30 p.m.

There was a quorum present

No other residents attended the meeting or proffered questions to the Board

The minutes from the February meeting were approved

Motion: Ted **Second:** Tom **Approval:** Unanimous

Management report:

Financials: Operating: \$106,546.37

Reserves: \$483,061.82

Cash on hand: \$589,608.19

The pool gates have been fixed by Quality Welding and are now working properly.

The applications for Schwab CDs have been completed and filed. We are working on a linkage between Alliance (our bank) and Schwab for a read-only access for all present and future Board members. All Board members who are interested need to give insurance and personal account details to Ryan.

Bob, Ted, and Ryan discussed the need to develop a protocol for transitioning the new and old board members on and off the Board each year. The protocol will address various items such as changing the designated people on insurance forms and bank accounts and providing new directors links to the Association of Associations videos concerning the duties and obligations of directors of associations. Ryan agreed to prepare a draft of one for the Association based on similar protocols he has for other associations. Bob also reiterated the need for a centralized ANA Cloud account.

Bob asked Ryan about the \$6,000 of house sale fees still not posted to the proper account and wondered why the transfer is taking so long. Ryan will check with Emily in accounting. Tom said that he saw that \$6,000 had been posted today, but it is still posted to the wrong account. The sum needs to be moved from the Operating budget to Restricted Reserves.

Rick still has 8 lots that he pays dues on.

Ted is in the process of sending out trackers to all committees showing their expenses to date.

Old Business:

The **tennis court** repair and refurbishment contract has been signed. Work will happen in early June.

The **pool** contract for the upcoming year is \$45,000, of which \$10,000 is insurance. The high insurance rate is probably because Kim is in a “risk pool” because she has a new, untested business. It should go down in a few years. We will keep talking to Kim about possible ways to reduce insurance costs. We accepted the contract with Kim for next year.

Motion: Lotta **Second:** Tom **Approval:** Unanimous

Some people have requested that the pool be opened in the beginning, not the end, of May. We decided to open the pool two weeks early this year on a trial basis. This will cost an extra \$500.

Motion: Rick **Second:** Tom **Approval:** Unanimous

Some pool repairs are still pending.

Upper Lego drainage: Ted observed Upper Lego during a rainstorm and took a video of the water flow. We are now close to understanding the scope of the work: We are in the process of studying solutions of run-off on all steep slopes in the neighborhood.

The **climbing wall** is finished.

We will have a **strategic planning session** on March 29 at 4:30 p.m.

We will have a **Town Hall meeting** with the land use attorney on March 22 at 6:30 p.m. to discuss the potential purchase by Westminster Canterbury of land adjacent to Ashcroft. Bob will get the word out to the neighborhood.

New Business:

The Board went into executive session at 5:22 p.m. to discuss resident concerns.

Motion: Tom **Second:** Ted **Approval:** Unanimous

The Board ended the executive session at 5:55 p.m.

Motion: Ted **Second:** Tom **Approval:** Unanimous

Bob will send an email to Mr. Summers responding to his request for information concerning deer fencing.

Motion: Bob **Second:** Ted **Approval:** Unanimous

ARC revised rules and guidelines: Tom offered several questions and suggestions regarding the document.

The Board approved the ARC Rules and Guidelines as amended.

Motion: Ted **Second:** Tom **Approval:** Unanimous

The Board approved an estimate of \$1350 to Blue Ridge Exterior Cleaning to clean all signs in the neighborhood.

Motion: Lotta **Second:** Bob **Approval:** Unanimous

The Board approved the installation of a 30-inch adjustable swivel mirror in the intersection of Birch and Tremont to improve visibility in the curve. The cost is \$175, plus mounting hardware.

Motion: Lotta **Second:** Rick **Approval:** Unanimous

Bob will meet with a stilt grass expert on April 24 at 10 a.m. to get advice on how to control the bountiful crop of stilt grass on the mountain.

Rick's workers will install a new sign pointing out the new trail head of the red trail.

Bob adjourned the meeting at 6:45 p.m.

Motion: Tom **Second:** Lotta **Approval:** Unanimous